



CONTRACT OF SALE

Standard Contract Approved By The Frederick County Board of Realtors, Inc.

Received from Harold A. Bittner Date Feb 16, 1976
 whose address is Box 289, Lantzville MD 21760
 a deposit of Five thousand Dollars (\$ 5000.00)
 in the form of Cash to be placed in escrow with Angelita & Lura Trustee
 and to be applied as part payment of purchase price of the following described property, situated in Hauvers Dist. viz.
as purchased at auction sale on 2/16/76 -
as per newspaper advertisement.

with improvements thereon known as Scupper Lot as advertised
 including: heating, plumbing and lighting fixtures, stove, refrigerator, screens, storm doors and windows, shades, drapes, rods,

and all trees, shrubs, and plants as now installed on the premises, except as follows: None

at and for the price of Thirty-One Thousand Dollars (\$ 31,000.00)
 The Purchaser agrees to pay 31,000.00 Dollars (\$ 31,000.00).

cash on the date of settlement of which sum the deposit shall be part and the balance to be paid as follows:
Balance in cash on date of settlement.

This contract is contingent upon the Purchaser's ability to obtain a first mortgage loan in the amount of at least \$ None
 with interest at not more than None % per annum for a period of at least None years; provided, however, that unless Purchaser
 shall apply to a lending institution (which makes loans in Frederick County) of his choice, within six (6) days from the date of acceptance
 of this contract, for approval of such loan and shall pursue such application diligently, this contingency shall be deemed waived by Pur-
 chaser; and provided further that unless Purchaser notifies Seller's agent in writing within None days from the date of accept-
 ance of this contract, that Purchaser has been successful in obtaining such approval (which notice shall constitute a waiver of the contin-
 gency by Purchaser), Seller shall have the option at any time thereafter to declare this contract null and void, in which case the deposit
 will be refunded to the Purchaser without costs.

Settlement to be on or before within 30 days after offerred by Court

And upon payment as above provided of the unpaid purchase money, a deed for the property containing covenants of special war-
 ranty and further assurance shall be executed at the expense of the Seller, which shall convey the property to the Purchaser. Title
 to be good and merchantable, free of liens and encumbrances except as specified herein and except use and occupancy restrictions of
 public record which are generally applicable to properties in the immediate neighborhood or the subdivision in which the property is
 located, and publicly recorded easements for public utilities and any other easements which may be observed by an inspection of the
 property. Purchasers warrant they have inspected the above described property and are purchasing as a result of such inspection.

If Seller shall be unable to convey title in accordance with the provisions of this contract, Seller shall be entitled to an adjournment
 of the closing title hereunder for a period of not more than thirty (30) days for the purpose of removing the defect or defects in title.
 If the defect or defects are not removed within such period, Purchaser shall have the right to rescind this contract, in which case all
 payments made on account of the purchase price shall be refunded to Purchaser, together with the reasonable expenses incurred by
 Purchaser for title examination and/or survey. Seller, however, shall not be liable for damages by reason of any defect in title.

If Purchaser shall fail to make settlement as herein agreed, the deposit herein provided for may be forfeited at the option of the Seller;
 in the event of any such forfeiture of the deposit, the REALTOR shall be entitled to one-half said amount, not to exceed the full com-
 mission as hereafter specified.

Rent, water rent, taxes and all other public charges against the premises shall be prorated to the date of settlement, at which time
 possession shall be given, unless otherwise agreed upon herein. Seller shall provide a deed and pay half of the required tax stamps and
 half of the transfer taxes if any. Purchaser shall pay all other costs, such as, but not limited to, financing, mortgage, recording costs,
 survey if required, attorney settlement fee, half of the required tax stamps and half of the transfer taxes if any.
 THE PURCHASERS MAY SELECT THEIR OWN TITLE INSURANCE, SETTLEMENT OR ESCROW, OR TITLE ATTORNEY.

Upon passage of title, Seller agrees to deliver possession of the premises, clean of debris, and with all heating, electrical and me-
 chanical fixtures and equipment in operating condition. The risk of loss or damage to said property by fire or other casualty until time
 of settlement is assumed by the Seller.

The principals to this contract mutually agree that it shall be binding upon them, their heirs, personal representatives, successors
 and assigns, that this contract contains the final and entire agreement between the parties hereto, and neither they nor their agents
 shall be bound by any terms, conditions, statements, warranties or representations, oral or written not herein contained; time being of
 the essence of this agreement.

The Seller recognizes None

as the REALTOR negotiating this contract and agrees to pay a brokerage fee for services rendered amounting to None % of the
 sales price. The party making settlement is hereby authorized and directed to deduct the aforesaid brokerage fee from the proceeds of
 the sale and pay same to REALTOR.

Witnesseth, that the Seller does hereby bargain and sell unto the said Purchaser and the Purchaser does hereby purchase from the
 Seller the above described property and that we the undersigned do hereby ratify, accept, agree and acknowledge the above, to be our
 contract of sale.

This contract has been executed in 3 copies. Date of acceptance February 16, 1976 Time None

Witness Harold A. Bittner Purchaser

Witness Angelita & Lura Trustee

Witness None Seller

Witness None Seller

Seller's Address

SPECIAL PROVISIONS ON THE REVERSE SIDE HEREOF, IF ANY, ARE HEREBY MADE PART OF THIS CONTRACT.

Filed March 3, 1976

F.C.M.L.S.-3-10000(5-74)